



14a Union Road, Broxburn

Offers Over £260,000





# 14a Union Road

Broxburn

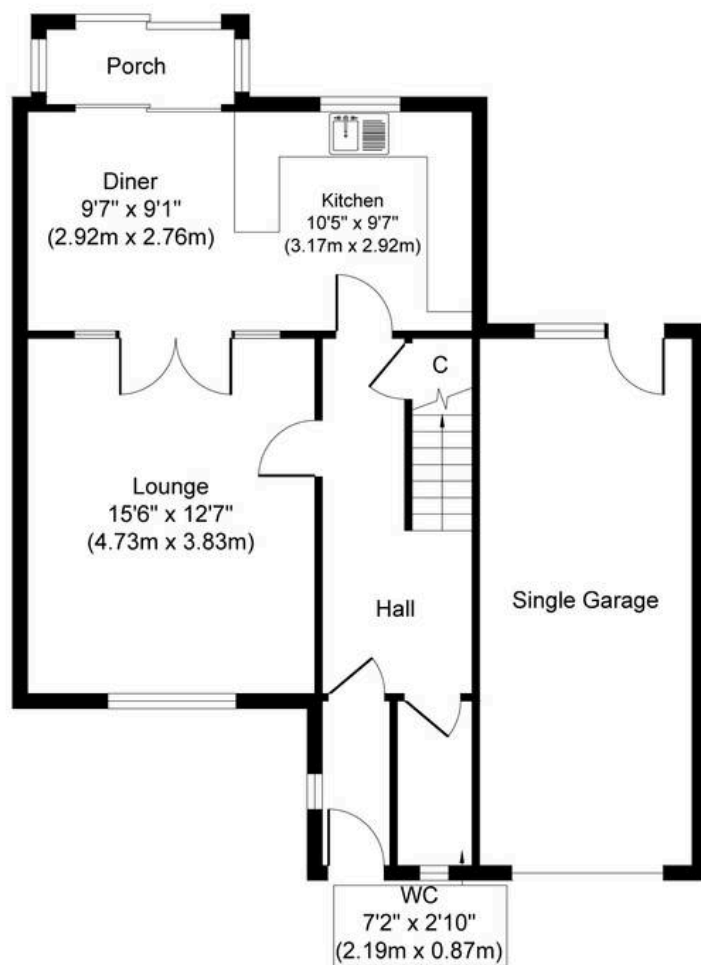
Charming 3-bed detached house in sought-after location with open-plan kitchen, spacious lounge, well-appointed bedrooms, ample storage, garage, driveway, and tranquil garden perfect for outdoor living.

Council Tax band: D

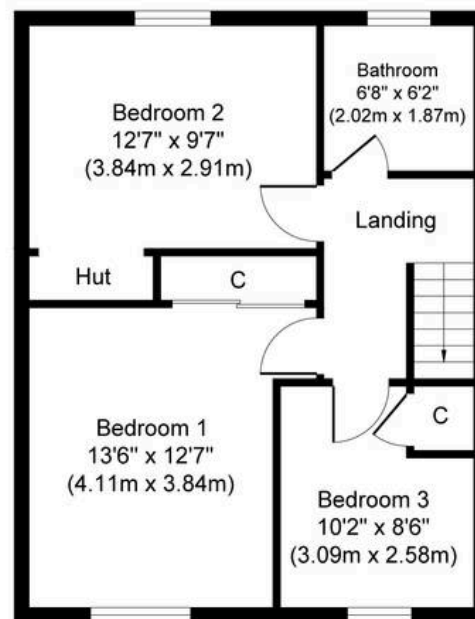
Tenure: Freehold

- Beautiful Three Bed Detached House
- Set On A Single Plot In A Popular Location
- Chain Free Purchase
- Ideal Family Home
- Open Plan Kitchen And Dining Room
- Bright And Spacious Lounge Area
- Family Bathroom And W/C
- Good Storage Throughout
- Well Appointed Rear Garden
- Garage & Driveway





**Ground Floor**  
**Approximate Floor Area**  
**818 sq. ft**  
**(75.97 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**495 sq. ft**  
**(45.95 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## KnightBain Estate Agents

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